

Edgewater Community Newsletter

ISSUE 2

FEBRUARY 2025

Think Spring ...

With snow on the ground and possibly spring around the corner, we need to start thinking about all the gardens found in the Edgewater Community.

The gardens are cared for by the owners/residents of Edgewater on a voluntary basis for our community. In the past few years our gardens have really improved in beauty due to many people's hard work. If you have been one of those volunteers or wish to join the beautification committee please contact Nanette Bartkowiak to let her know your intentions for the 2025 year. Maybe you are willing to maintain what you have done in the past? Maybe you are willing to take on more areas? Or maybe you are new and just want to find out more about caring for the gardens? We do provide topsoil, mulch, weed care products, tools etc. Hoping to hear from you soon.



Nanette nbartkowiak53@gmail.com or 716-785 -5000.

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Have you read the updated rules and regs for the community? Do you have any questions regarding them? The rules and regs committee spent last summer updating the rules, removing redundancies and then alphabetizing them to hopefully make for ease of use for current residents. It is imperative that all residents (owners and renters) are familiar with their role/responsibility in being a part of the Edgewater Community. With knowledge of the rules we are all better stewards to our neighbors and the property shared by all parties. Please see Rick Clawson, manager, if any clarification is needed. There is also an open forum before and after all monthly board meetings for residents to voice concerns or have questions answered.

**EDGEWATER CONDOMINIUM ASSOCIATION
BOARD OF MANAGERS MEETING - JANUARY 25, 2025**

MANAGER'S REPORT PRESENTED BY D. Gayley for R Clawson

400 Building Roof Replacement

Dave stated that the requests for bid on the replacement roof for building 400 have been sent out.

T. Krzeminski #404 asked about the roof repair proposals. Dave was unsure of the recipients of these proposals. He stated that R Clawson had the list. Nanette stated that the contractor that did the installation on the 1200 building was one of the bidders and did a good job. Kimberly stated that she agreed with the statement by Nanette. Dave stated that everything that was detailed in the proposal for the 1200 building work was duplicated in these proposals.

Snow Removal

Dave stated that our maintenance personnel have been working diligently to keep the roads, sidewalks clear and passable for the residence.

Pool Window Installation

Dave stated that this work is complete.

New Laundry Equipment in the office building laundry

Dave stated that the new washing machine is installed. The new dryer is also on site and will be installed after the dryer vent is cleaned out.

Nanette asked a question as to the status of the roof problem on building 400. Dave stated that a temporary fix has been installed by the contractor (Miller). Nanette asked if the temporary fix has stopped the leak. Dave stated that, to his knowledge, the leak had been stopped.

Kimberly stated that over the last couple of months, good progress has been made here at Edgewater. The pool building windows look great, the extra washer and dryer project is complete. The roof problem on building 400 are moving forward. Charlie stated that the maintenance guys are doing a great job on snow removal. Dave stated that several residences have also helped as well.

COMMITTEE REPORTS:

No committee reports were discussed at this time.

OLD BUSINESS:

No old business was discussed at this time.

NEW BUSINESS/CORRESPONDENCE.

Dave requested that the Board have a workshop in February. The Board members thought that this was a good idea. Nanette made a request that anyone who had some new ideas for the Board could bring them forward in the new year. Greg stated that under new business that Rick had received a notification from J Beach (Condo unit 1006) that renovation work was to be started in this unit. The work was to be performed by Stratton Services. The work identified was new flooring, new kitchen cabinet work and remodeling the kitchen size. Greg stated that for the Boards information, any sub floor work required was the responsibility of the ECA. Nanette made a motion to have the Board contact the residents and notify them of our requirement to verify the subfloor work. Greg seconded the motion. The motion passed 5-0 without discussion.

OPEN FORUM FOR GUESTS:

Mail Box leakage problems

The Resident from Condo 404 (McCarthy) asked a question on the Board's consideration of
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the leaking mail boxes which had been brought up last month. The Board members had a general discussion of the problem with moving the boxes, building a shelter over the unit, and adding weather stripping to the access doors as possible corrections. The Board decided that the problem should be discussed further and added to the next meeting agenda.

NEXT MEETING: February 22nd at 11:00 by Zoom

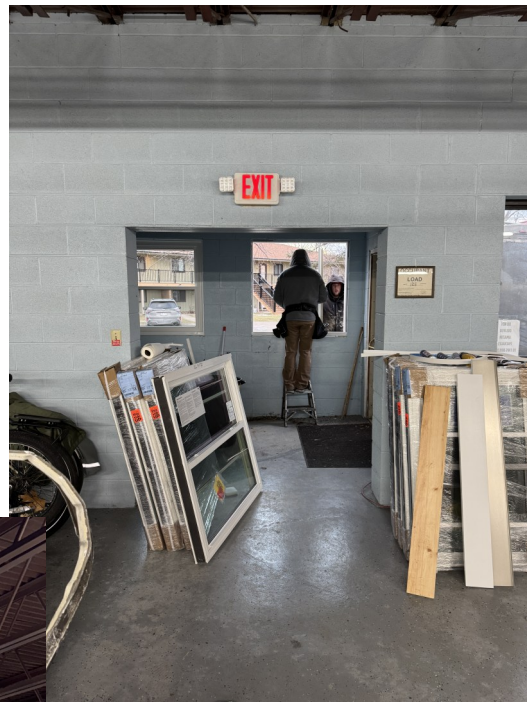
ADJOURNMENT: A motion to adjourn the meeting was made by Kimberly and seconded by Nanette the motion carried in favor with a vote of 5-0, without further discussion. The meeting adjourned at 11:21am.

Respectfully submitted,

Charles Sist

Secretary

New Pool Building Windows ...



The Best Vegan Banana Bread

INGREDIENTS

Wet Ingredients

3 very ripe bananas (the riper, the better)

½ cup maple syrup

⅓ cup unsweetened apple sauce

1 tsp. vanilla extract

Dry Ingredients

1 ½ cups whole wheat flour

¼ cup ground flaxseed

1 teaspoon baking soda

½ tsp. baking powder

½ tsp. cinnamon

1/4 tsp. salt

INSTRUCTIONS

-Preheat the oven to 350°F and line a loaf pan with parchment paper or use a nonstick loaf pan.

-Place the bananas in a medium or large bowl and mash using a fork or potato masher. The bananas do not have to be completely smooth, it's ok to have some small chunks for texture. Now, add in all the remaining wet ingredients with the mashed bananas and mix until everything is well combined.

-To a separate bowl add in all the dry ingredients and whisk them together. Then add to the wet and mix until everything is “just” combined. DO NOT OVERMIX. Think “pancake batter” consistency. A little thick with some lumps.

-Pour the batter into the prepared loaf pan and bake for 45-50 minutes. The banana bread is done once you insert a knife or toothpick and it comes out clean. Keep in mind all appliances



Taco Stuffed Shells

INGREDIENTS

12 ounces jumbo pasta shells

1 pound ground beef

1 oz packet taco seasoning

$\frac{2}{3}$ cup water

1 $\frac{1}{2}$ cups salsa divided

2 cups shredded Mexican cheese divided

Optional garnishes – Diced tomatoes, sour cream, diced onion, chopped cilantro etc.

INSTRUCTIONS

- Preheat the oven to 350 degrees F. Spray baking dish with non-stick spray and set aside.
- Cook the pasta shells according to directions on the box, drain and rinse under cool water.
- Meanwhile in a skillet add the ground beef and cook until brown. Drain off grease.
- Add the taco seasoning and water, stir and cook for about 5 minutes or until water is gone.
- Stir in 1 cup salsa and 1 c. cheese to the taco meat and mix together.
- Scoop a spoonful of meat mixture into each pasta shell and place the shells in the prepared baking dish.
- Top with remaining salsa and cheese. Cover with aluminum foil and place in a preheated oven.
- Bake for 20-25 minutes or until heated through and the cheese is melted.

Swap beef for ground turkey or make it meatless by swapping with your favorite legume.

